

**TOWN PLAN AND ZONING COMMISSION REGULAR MEETING
MONDAY, DECEMBER 7, 2015
LEGISLATIVE CHAMBER, ROOM 314,
TOWN HALL, WEST HARTFORD, CT 06107**

MINUTES

ATTENDANCE: Kevin Prestage, Chair; Michele Maresca, Vice Chair;
Commissioner Michael Seder; Alternate: Liz Gillette; Todd Dumais,
Town Planner/TPZ Secretary; Patrick Alair, Deputy Corporation
Counsel; Catherine Dorau, Associate Planner

ABSENT: Commissioners: Kevin Ahern and Paul Freeman; Alternates: John
O'Donnell and Mishone Donelson;

ADJOURNMENT: Motion/Seder; Second/Maresca; Gillette seated for Ahern (Vote:
4-0). Meeting adjourned at 10:27 PM

CALL TO ORDER/ROLL CALL: 7:00 P.M.

MINUTES:

Approval of Minutes:

- a. Minutes of the Regular Meeting, Thursday, November 5, 2015.
Tabled.

COMMUNICATIONS:

None.

91 Park Road (Effie's Place Restaurant) – Application (SUP # 1204-R2-15) of Effie's Place Restaurant (John Paindiris, Owner) requesting TPZ review of compliance with the conditions of SUP #1204-R1-15 approved on July 8, 2015 to allow for acoustical music in the outdoor dining area. The Special Use Permit authorizing the thirty-two (32) seat outdoor dining area was approved on February 6, 2012. (Submitted for TPZ receipt on December 7, 2015. Suggest required public hearing be scheduled for January 4, 2016.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Gillette; Second/Maresca)(Gillette seated for Ahern) to schedule this matter for public hearing on

Monday, January 4, 2016 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

289 South Main Street – Application (SUP #1283) of the Town of West Hartford (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a Special Use Permit to construct an approximately 252 s.f. addition and renovate and expand the existing deck at the Rockledge Clubhouse building which houses Angelo's on Main Restaurant. Renovations to the existing deck include additional square footage (171 s.f.), new deck railing, and energy efficient lighting. (Submitted for TPZ receipt on December 7, 2015. Suggest required public hearing be scheduled for January 4, 2016.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Maresca; Second/Gillette)(Gillette seated for Ahern) to schedule this matter for public hearing on Monday, January 4, 2016 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

289 South Main Street – Application (SUP #1272-R1-15) of the Town of West Hartford (Helen Rubino-Turco, Director of Leisure Services, Town of West Hartford) seeking a Special Use Permit to modify the existing outdoor dining permit for the Rockledge Clubhouse (Angelo's on Main Restaurant) approved on June 1, 2015 to allow for up to sixteen (16) additional seats for a maximum of seventy- two (72) seats. (Submitted for TPZ receipt on December 7, 2015. Suggest required public hearing be scheduled for January 4, 2016.)

After a brief review of the application and its related exhibits and after consideration of staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Maresca; Second/Gillette)(Gillette seated for Ahern) to schedule this matter for public hearing on Monday, January 4, 2016 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.

OLD BUSINESS SCHEDULED FOR PUBLIC HEARING AND DECISION ON DECEMBER 7, 2015:

27 Park Road and 14 Ringgold Street - Application (IWW #1040) of Center Development Corporation (Contract Purchaser/Developer) (Susan A. Hays, Attorney) requesting approval of a map amendment to the Official Inland Wetlands and Watercourses Map of the Town of West Hartford for property located at 27 Park Road and 14 Ringgold Street. The proposed amendment is based on an on-site soil survey prepared by a professional soil scientist. (Submitted for IWWA receipt on November 5, 2015. Required public hearing scheduled for December 7, 2015.)

After a detailed review of the application and its related exhibits and after consideration of staff technical comments and the public hearing record, the IWWA acted by **unanimous vote (4-0)** (Motion/Gillette; Second/Maresca)(Gillette seated for Ahern) to **APPROVE** the subject application. During its discussion and deliberation on this matter, the Agency made the following findings:

1. The proposed amendment has been prepared by a certified soil scientist and is based on an on-site soil survey following approved wetland identification techniques.

2. A mylar of the approved wetland map amendment shall be provided to the Town Planning Office for filing in the wetland map files. The approved amendment shall also be submitted in electronic format for inclusion into the Town's Geographic Information System.

This notice is given to the West Hartford Town Clerk and to the State of Connecticut Department of Environmental Protection per the requirements of the Inland Wetlands and Watercourses Regulations.

27 Park Road and 14 Ringgold Street - Application (IWW #1041) of Center Development Corporation (Contract Purchaser/Developer) (Susan A. Hays, Attorney), requesting approval of an Inland Wetlands and Watercourses Permit to conduct certain regulated activities in a wetland and/or watercourse and the upland review area. The applicant proposes to redevelop and reuse the existing primary building and construct a new residential building to house a total of 310 apartments and 36 residential living units along with the associated parking, site grading, drainage, and landscape improvements at property located at 27 Park Road and 14 Ringgold Street. (Submitted for IWWA receipt on November 5, 2015. Determined to be potentially significant and set for public hearing on December 7, 2015.)

After opening the public hearing and briefly reviewing the application, its related exhibits, and staff technical comments, the TPZ acted by **unanimous vote (4-0)** (Motion/Maresca; Second/Seder) (Gillette seated for Ahern) to continue the public hearing until **Monday, January 4, 2016 at 7:15 P.M. in the Legislative Chamber, Room 314, West Hartford Town Hall, 50 South Main Street.**

TOWN COUNCIL REFERRALS AND REQUEST FOR REPORTS:

27 Park Road and 14 Ringgold Street - Application (SDD #145) on behalf of Center Development Corporation, contract purchaser and intended developer, and The Sisters of Saint Joseph, the owner of the property known as 27 Park Road and 14 Ringgold Street, to rezone a majority of the property from R-6 to RM-MS and then to designate the rezoned area to a Special Development District to facilitate the redevelopment and reuse of the existing primary building and the construction of a new residential building to house a total of 310 apartments units and 36 residential living units together with all associated parking, landscaping, lighting and signage. (Town Council receipt on October 27, 2015. Town Council public hearing scheduled for December 10, 2015. TPZ receipt on December 7, 2015.)

Due to the need for further information from the applicant in response to Town staff comments, this body acted by a **unanimous vote (4-0)** (Motion/Seder; Second/Maresca) (Gillette seated for Ahern) to recommend that the Town Council postpone a decision upon this application until that information is provided. Such a postponement will also give this body an opportunity to provide more comprehensive recommendations to the Council.

East Maxwell Drive Extension – Street Acceptance Request & Resolution - Review and certification by Town Plan and Zoning Commission, in accordance with Section 155-28 that the East Maxwell Drive Extension is in conformity with the approved subdivision plans (SUB #291). (Town Council receipt and decision on December 10, 2015. TPZ receipt and decision on December 7, 2015.)

After a detailed review of the request and resolution, the TPZ acted by **unanimous vote (4-0)** (Motion/Gillette; Second/Seder) (Gillette seated for Ahern) to **RECOMMEND APPROVAL** of the subject request and resolution. In making its finding, the TPZ certifies that the East Maxwell Drive street extension is in conformity with all approved subdivision requirements.

TOWN PLANNER’S REPORT:

INFORMATION ITEMS:

- Calendar – 2016 TPZ Meeting Dates – Draft
Adopted. Motion/Maresca; Second/Gillette (Gillette seated for Ahern) (Vote: 4 - 0).

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